

2019 QAP & Guide Listening Session

Eastern Maryland Comments

Thursday, October 25, 2018

1:00pm – 3:00pm

Town of Denton

1. What is the deadline to deliver the units for the Voluntary Conciliation Agreement (VCA)?
2. What's the difference between assisted and unassisted rehab units with regard to the VCA?
3. Funding projects in the Baltimore region is great but we would like to see more of a balanced approach to funding Communities of Opportunity (COOs) throughout the entire state as well as Qualified Census Tracts (QCTs).
4. Baltimore region COOs are too constrained.
5. Non-profits need to be able to preserve long-term affordability and also need to be separated out from the MBE/DBE category.
6. The Guide needs a separate non-profit scoring category. They need more than 50% managerial control in order to gain more points.
7. Bonus points should be used for projects that have certain needs like special populations; properties that can't be supported on their own, properties in areas beginning to gentrify, etc.
8. Tenant Services has lost its focus. A sliding scale for scoring may work better. Capitalizing a reserve would help but the Department needs to build in a policy to monitor on the back end to make sure that developers are following through on the delivery of tenant services.
9. The current incentive for larger units took away from per unit cost.
10. Is the Transit Oriented Development (TOD) section realistic through to implementation?
11. The TOD section is confusing in terms of what is actually required of properties for delivery of transportation options.
12. We caution against the managing member of a property receiving full points because not all non-profits can manage that role. Very few can take that on. We also caution against forward allocating too far into the future.
13. Are you going to incentivize Opportunity Zones?
14. If the department doesn't jump in on Opportunity Zones now the department will lose its chance.
15. The Department should look at how to fairly score to show that developers are committed to their construction cost prices but continued discussion about how to do it will be important.
16. Balancing out the types of projects (COO, QCT, etc.) will help get projects completed a little faster. (pushed through zoning, etc.)
17. Will LIHTC projects come over to the eastern shore region?
18. Has most 811 money gone out to 9% deals or have you utilized 4%? How much more 811 money do you have left to spend?

19. Can you speak about the homelessness initiative and department's goals and intent to work on this issue?
20. Has anyone in MD successfully completed a twinning deal?
21. Will the majority of twinning deals be in COOs? Wouldn't they need to be in high density areas with high rents?
22. Income averaging when trying to encourage ALI units - the department should incentivize 30% or lower incomes in order to help get more deeply affordable units out on the street.
23. The chart in the guide for Income Targeting stops at 30%. It should include lower ranges to incentivize developers to create units at lower AMIs.
24. What is the schedule for the QAP & Guide revisions? When will the first draft be released? When will the Round start?
25. What is the department's view on the balance between COOs and QCTs?
26. Trying to please every target area (homelessness, etc.) by way of a bucket system may be very difficult.
27. Where is the department at with completing a needs assessment and preservation plan?
28. Senior housing needs more focus, are you going to wait for an assessment to be completed before targeting this population? The pre-existing units are getting old.
29. 1BR is largest need for Persons with Disabilities (PWDs). Is the larger bedroom push lowering the amount of 1BRs being constructed?
30. The demand for larger unit sizes is hurting projects.
31. There are mold issues even in projects that have not leased up, this may be due to any number of things from tighter units to energy requirements, etc.